



City of Coral Gables
CITY COMMISSION MEETING
May 20, 2025

ITEM TITLE:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, AUTHORIZING THE CITY TO ENTER INTO AN OFFICE LEASE WITH MIAMI-DADE COUNTY OFFICE OF THE TAX COLLECTOR WITH REGARD TO THE CITY-OWNED PROPERTY LOCATED AT 224 MINORCA AVENUE, CORAL GABLES, FL 33134 FOR A PERIOD OF FIVE (5) YEARS AND WITH TWO (2) ADDITIONAL, FIVE-YEAR RENEWAL OPTIONS, AT THE CITY'S DISCRETION.

BRIEF HISTORY:

The City of Coral Gables (the "Landlord") owns the property located at 224 Minorca Avenue, Coral Gables, FL 33134 (the "Building") and approximately 2,530 gross square feet of floor space constitutes the (the "Premises"). On January 14, 2022, pursuant to Resolution No. 2025-02, the City Commission directed the City Manager to negotiate a potential lease agreement with the Miami-Dade County Tax Collector for the Premises, waiving certain requirements pursuant to Section 2-1089 of Division 12 of the Procurement Code.

In February of 2025, pursuant to Sec. 2-1092 of Division 12- Purchase, Sale, and Lease of Public Property of the City's Procurement Code, the City contracted MAI certified appraisers Integra Realty Resources, Inc. to conduct a market rent appraisal of the Premises. Integra Realty Resources, Inc. market rent appraisal estimated market rent at \$41.00 per square foot.

The City ("Landlord") and the Miami-Dade County Office of the Tax Collector ("Tenant") have negotiated an Office Lease, attached as Exhibit A, that includes the following key terms:

- Premises consist of 2,530 square feet of office space located at the Building;
- The permitted use shall be general office use;
- The initial term shall be for five (5) years, followed by two (2) Tenant renewal options, at the City's discretion, of five (5) years each;
- Tenant shall pay Landlord Base Rent equal to \$62 per square foot during Year 1 of the Lease; \$47 per square foot during Year 2 of the Lease; \$48.41 per square foot during Year 3 of the Lease; \$49.86 during Year 4 of the Lease; and
- Tenant shall pay Landlord Additional Rent in its proportionate share of (1) real estate taxes, (ii) operating expenses, (iii) and utility costs incurred by Landlord in connection with the Premises and the Building; and beginning with the first renewal period, Tenant shall pay to Landlord Additional Rent in its proportionate share of capital improvement costs incurred in connection with the Building, such costs to be allocated based on the useful life of the improvements and the portion attributable to the Premises;
- Tenant shall be solely responsible for installation, security, and maintenance expenses

of the Premises, including, without limitation, cost of all HVAC, security, janitorial service, pest control and insurance and Landlord shall be responsible for maintaining the structural integrity of the Building, with such costs for maintenance included in Additional Rent;

- Provided Tenant is not in default, Landlord agrees to abate 50% of Tenant's Base Rent for the first four months of the Lease Term;
- Tenant shall be allowed to use ten (10) parking spaces at the Building at no additional cost or expense to Tenant and shall make up to ten (10) more spaces available as needed at a rate of \$112.35 per space per month; and
- Landlord will deliver the Premises "AS-IS," "WHERE-IS" and "WITH ALL FAULTS."

Pursuant to Section 2-1097 of Division 12- Purchase, Sale, and Lease of Public Property of the City Code, the City Commission is authorized to approve by Ordinance approved by affirmative vote of four-fifths of all the members of the City Commission, a lease of city-owned land or buildings for a term exceeding ten years, including all options.

This item requires a waiver of the Procurement Code, and Section 2-1089, authorizes the City Commission, upon a four-fifths vote, to waive any condition imposed by the provisions of the Procurement Code that may not have been technically followed, where the Commission finds such a waiver to be in the best interest of the City and necessary to proceed with a purchase, sale, or lease.

ATTACHMENT(S): Ordinance, Draft Office Lease, Appraisal

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.			
Total:			
Fiscal Impact:			

BUSINESS IMPACT:

N/A